

## **PLANNING COMMISSION MINUTES**

**February 19, 2008**

**7:00 P.M.**

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Ray Keller, Barbara Holt, Dave Badham, Michael Allen, City Council Representative Beth Holbrook, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan.

Clark Jenkins welcomed all those present.

Barbara Holt made a motion to approve the minutes for February 5, 2008 as written. Ray Keller seconded the motion and voting was unanimous in favor.

### **1. Consider Final PUD site plan approval for Orchard Pines located at 2135 S. Orchard Drive, Brian Knowlton, applicant.**

Brian Knowlton, applicant, was present. Bret Wahlen, Engineer for Great Basin Engineering representing Golden West Credit Union, was also present. Aric Jensen explained that Mr. Knowlton is requesting an amended final site plan approval for a mixed commercial and residential development at 2135 South Orchard Drive. The proposal consists of two commercial buildings fronting onto Orchard Drive, and a series of 47 townhome style condominiums with individual garage parking located along a winding lane that connects to 2200 South at two locations.

The finished grading and floor elevations for the commercial buildings will probably change slightly with the final approval for those structures. At this time the Council is reviewing the overall site plan and specifically the residential structures. The commercial buildings and the grading/landscaping immediate to those buildings will come to the Commission for review at a future date.

Mr. Jensen explained that the site plan appears to be in conformance with the development plan approved at the time of rezone. During preliminary review, the Commission suggested several project modifications and conditions, which include a percolation test, widening of the roads, and adjustments to the building layout. Mr. Knowlton has made modifications based on the recommendations, which are shown on the revised layout. Some of the changes made since the original approval include:

1. Reducing the number of residential units from 52 to 47
2. Changing one of the buildings from an office/retail building to a bank
3. Reducing one building from 3 to 2 stories
4. Eliminating the underground commercial parking and using surface parking

instead

There are some engineering redlines that need to be corrected; the only two of significance are:

1. Some of the waterlines and meters need to be upsized/revised
2. The road improvements (curb, gutter, drive approach, etc.) near the two entrances onto Orchard drive need some tweaking.

The parking area in the front is not parallel to the street because it has to line up with the existing drive lanes at the gas station. So the average landscaping setback will be at least 10 feet, although it will actually be about 7 feet on the south end and about 14 feet on the north end.

Mr. Knowlton has submitted an updated general landscaping plan which now includes a specific planting plan for the fronts of the residential units. The overall landscaping plan and the residential building elevations, which were part of the original final review, were only modified slightly.

This project is being developed as a PUD, however, the plat is not quite ready for approval. It should be on the March 4<sup>th</sup> Planning Commission agenda. Bret Wahlen, the project engineer for Golden West Credit Union, which has a contract to purchase the northern commercial parcel, anticipates submitting the plans for that structure within the next 2 months.

Paul Rowland explained that they will have two separate maintenance agreements, one will be a HOA, and other will be a CAM to maintain all common areas. Staff recommends final mixed commercial and residential site plan approval with the finding that, subject to the following conditions, the proposal meets the criteria for final site plan approval:

1. Make redline corrections as required by Staff, including revising water lines/meters and adjusting the road improvements as discussed.
2. Pay bonding and fees as required for all condominium/PUD subdivisions.
3. 50% of the residential building facade shall be brick, stone, or similar material as required by ordinance for all multi-family units.
4. A townhouse floor plan with a double car garage may be permitted at the discretion of Staff.

There was a discussion regarding the optional townhouse floor plan that would allow for a double car garage. The commission also discussed the project fencing, and the fact that the commercial buildings will receive individual site plan review.

Beth Holbrook made a motion to recommend to the City Council final PUD site plan approval for 2135 S. Orchard Dr. subject to the conditions outlined by Staff.

Dave Badham seconded the motion and voting was unanimous in favor with Tom Smith

abstaining from voting.

**2. Planning Director's report and miscellaneous report.**

Aric Jensen mentioned that the General Plan needs to be updated. After consulting with the Commission Mr. Jensen stated that he will place a legal notice in the paper at least 14 days prior to the hearing, which is tentatively scheduled for March 18th.

Meeting adjourned at 7:30 p.m.